

# **THE PACOIMA BUSINESS IMPROVEMENT DISTRICT FORMATION FEASIBILITY STUDY**

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**March 2011**

**THE PACOIMA  
BUSINESS IMPROVEMENT DISTRICT  
FORMATION FEASIBILITY STUDY**

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## **A. Introduction**

From our observations, Pacoima is in need of a Business Improvement District. While many efforts have been made by existing non-profits in the area, the lack of substantial funding has been a detriment to the successful revitalization of the commercial corridors along Van Nuys Boulevard and San Fernando Road. The railroad tracks along San Fernando Road also add to the urban blight. The opening of Plaza Pacoima has been positive for the community, however it is not enough to rejuvenate the district.

## **B. Executive Summary**

Based on the findings of the feasibility study conducted in Pacoima over the past six months, it is our recommendation that the formation of a BID along Van Nuys Boulevard and San Fernando Road is both worthwhile and feasible. The vision for improvement through potential streetscape projects and programs in partnership with other agencies has been successfully initiated. Furthermore, the boundaries for the new district have been identified, and property owners within the district have made the commitment to serve on the Steering Committee.

## **C. Brief History and Background**

In 2006, the City contracted with Tierra Concepts to form a BID in this area. The effort was unsuccessful, however did generate some interest in the positive impact of a BID. Since that time, several stakeholders, CD7 and the CRA/LA continued to support the concept of a BID along Van Nuys Boulevard and San Fernando Road

Consequently an RFP was issued, interviews were conducted and in October 2009, Susan Levi & Associates, Inc. (SLA) was contracted to act as the consultant for the formation of a BID in Pacoima. The RFP specifically targeted the area along San Fernando Road and Van Nuys Boulevard.

## **C. Methodology**

The steps involved to determine the feasibility of a BID in Pacoima included surveying potential assesses utilizing written surveys, organizing and meeting with focus groups, conducting a number of site visits to the area and carrying out interviews to determine the probability of success in creating a BID in the proposed area. This information was used to identify the specific needs and priorities of the area and applied to determine the program and service goals the BID might seek to accomplish.

## **D. Findings**

### **BID Kick-Off Meeting:**

In early 2010 a meeting was held with representatives of the CRA, Council District 7 and SLA staff. The minutes of this meeting are included in Appendix A. The CRA and Council office updated SLA on the history of Pacoima leading up to the decision to form a BID. The group also discussed potential CRA-funded streetscape improvement projects. It was agreed that some publicly funded improvements must be implemented to

entice the stakeholders to take “pride of ownership” in their community and develop the “public-private partnership”. The CRA agreed to identify projects and funding sources for some of the above-mentioned projects.

#### **Survey of Property Owners:**

In February 2010, a survey both in English and Spanish was mailed to all property owners within the proposed boundaries along San Fernando Road and Van Nuys Boulevard to understand the concerns and priorities of the community. The survey is included in Appendix B. There are a total of 153 property owners representing 237 parcels within the proposed boundaries of the BID. A total of 23 completed surveys were returned representing 33 parcels; 11 were in favor of funding enhanced services in the area, 6 opposed and 6 with no opinion. The top three services identified from the survey responses were security, maintenance and beautification. Of the 23 surveys returned, five property owners (or authorized representatives) offered to serve on the BID Steering Committee.

#### **District Boundaries:**

SLA went on several site visits to get a better understanding of the area. In our opinion, we believed the proposed district boundaries were too large to make the formation of a BID successful. The steering committee has agreed that the area past the railroad tracks be excluded as the tracks serve as a natural boundary. The area past Laurel Canyon Boulevard to the I5 on Van Nuys Boulevard has also been excluded as the property owners there have not expressed any interest in participating in a BID. It is our recommendation that the boundaries be redefined in order to successfully form the BID.

#### **Steering Committee Meeting:**

On September 27, 2010 a meeting was held with the newly formed BID Steering Committee, CD7, CRA and SLA staff. The agenda and minutes are included in Appendix C. The District boundaries were discussed and the committee agreed to change them. The committee also discussed the three priorities outlined in the survey results. Discussion was had on the perception versus reality of the area being unsafe and in need of security. Further investigation of the issues will take place with the LAPD and Neighborhood Prosecutor to determine future needs. The committee was encouraged by the CRA’s commitment to fund some improvements in the area. Those present at this meeting enthusiastically and unanimously agreed to support the formation of the BID and to continue serving as Steering Committee members.

Another meeting was held on February 8, 2011 where the committee went into more detail regarding services and assessment methodology options. The committee agreed to continue to pursue the formation of the BID and base the assessments on lot size and linear frontage. They also asked SLA to provide cost estimates for maintenance and security to begin to formulate an annual budget. The next meeting was scheduled for March 8, 2011.

**Database:**

SLA staff has finalized the database for the proposed BID boundaries. The property owner and parcel information for the proposed BID boundaries is listed in Appendix E. There are a total of 150 parcels and 98 property owners in the proposed district.

**E. Recommendations**

- ***Redefine the proposed district boundaries as presented in Appendix D***  
Creating a uniform core area for the district to serve will increase the effectiveness of the BID's impact.
- ***Identify projects and secure funding for CRA improvement projects***  
Achieving these projects will provide the necessary momentum and incentive to garner support and enthusiasm for the BID.
- ***Continue to build support and engage property owners through outreach and participation on the Steering Committee***  
Fostering the support of property owners in order to establish the BID as well as develop members for the Board of Directors to govern the district.

**F. Conclusion**

In conclusion, we have discovered that continuing the formation process of a BID in Pacoima is feasible as outlined above. With the support of the Council Office, the City of Los Angeles, and the CRA we are confident that we can garner more support and bring this BID to fruition.

## **APPENDIX A**

## Pacoima BID Kick-off Meeting – CRA/LA, CD 7

Novelo stated that the reason they got together was to get an idea of what to expect and what kind of help the BID needed for streetscape improvements. Levi handed out a sample copy of the survey that was used in the Sylmar BID. This survey will require general information and questions about what the community needs and wants to see changed in their area. Once those surveys are mailed back the group can move on from there based on the results of the surveys. Levi informed the group that she emailed everyone the database for Pacoima and she needs help identifying the key players and major property owners to try and bring them in onto the steering committee. Novelo assured Levi that Plaza Pacoima, by contract, has to agree to be part of the BID. Levi explained the steps as follows: send out survey, create steering committee, assessment methodologies, identify needs of the community and figure out ways of achieving their goals. Avila asked how the group would get the Pacoima Neighborhood Council involved. Levi suggested that they wait on getting third parties involved until they have seen interest and response from the property owners. Levi added that third parties are allowed and more than welcome to come to BID meetings, however since they are not being assessed the commercial properties should guide the formation process. Levi reminded the group that this is a difficult time to be forming a BID. The high vacancy rate, reduction in rents and tenants struggling to stay open, are all factors keeping her other BID from renewing. Levi asked if the boundaries had been set. Avila stated that the boundaries would be on Van Nuys from Keweenaw to San Fernando Rd and on San Fernando Rd from Paxton to Pierce. Novelo informed the group that the CRA would be able to provide some funds for streetscape, and suggested the steering committee have a meeting with the architect to discuss a vision. Levi asked Novelo how long it would take to know how much the CRA can support funding for streetscape improvements. Novelo responded that it would be better to design and then see how much money will be needed. Levi stated that in the initial contact it may be better to propose an estimated dollar amount to encourage support for BID formation. Avila stated that it would be good to know how much money we will be having for maintenance. Novelo then stated that the CRA would be able to contribute 1.5 million for streetscape improvements. Ackley Padilla stated that the Councilmember would support this amount if it was a joint effort with local businesses. Avila commented that it would also be a good idea to know what kind of improvements those 1.5 million can get the BID in case property owners or tenants ask. Levi stated that as the consultant she would get a good group where she can propose ideas and have them decide what they want. Levi only gives the ideas and all decisions are left up to the steering committee. The city is in such a state that it cannot help these communities and the BID would supplement the services that the city cannot provide. Levi also stated that she needs help identifying all the key property owners and larger properties to get them on board for petition drive. Padilla suggested, MEND founder Ed Rose, Williams Furniture, Bobo's, Demetrius, Josh Stelic and Wilfrido Gadan. He also suggested it would be a good idea to include Pierce in the initial survey. Levi stated that we also need to get the property owner information for both sides of the railroad tracks.

## **APPENDIX B**



February 11, 2010

Dear Pacoima Commercial Property Owner:

Re: Creation of a Pacoima Property Business Improvement District (PBID) to administer Enhanced Services. *La creación de el distrito de mejoramiento de Negocios de Pacoima para administrar Servicios Bonificadores. Si necesita una traducción de la carta en español, favor de hablar con Karina o Diana al número (818) 780-9100.*

Recently, Councilmember Alarcon and the Community Redevelopment Agency have been developing plans for the improvement of Van Nuys Boulevard and San Fernando Road in Pacoima. An estimated monetary commitment in the amount of one and a half million dollars (\$1,500,000) has been made to implement streetscape improvements in the area. As a result, the prospect of creating a *Business Improvement District (BID)* has emerged as a potentially viable and effective solution. A BID gives property owners the funding source to develop and implement their own economic development strategy. The City of LA has contracted our services to conduct a feasibility study and bring the district through the formation process.

To date, more than thirty Business Improvement Districts have been established with many more in formation stages. The San Fernando Valley has seen nine BIDs established implementing a variety of very successful programs.

A new Pacoima Property Business Improvement District would fund and administer special benefit services in the public right-of-way, over and above those currently provided by the City of Los Angeles. Such special benefit services could include security, maintenance, economic development, beautification as well as marketing and promoting Pacoima to retain and attract businesses and consumers.

The proposed special benefits district would be funded through an assessment placed on each and every parcel in the suggested boundaries along San Fernando Road between Paxton and Pierce and on Van Nuys Boulevard between Kewen and San Fernando Road. The Pacoima PBID Steering Committee, open to all property owners, will work to determine the exact costs of funding these services. All properties, public and private, would be included in this new Business Improvement District.

The process to create a Business Improvement District briefly includes:

- a survey of property owners, (see attached)
- development of the boundaries of the district and a plan to deliver special benefit services to the district,
- adoption of plan, outlining boundaries, the special benefit services to be funded and costs of those services
- a petition drive endorsing the plan,
- a mail ballot vote of the property owners to create the district.

We look forward to identifying solutions that will serve to strengthen the economic vitality of businesses in the area. We ask that you take a moment to fill out the enclosed survey and fax or mail back as soon as possible. *The survey due date has been set for February 19<sup>th</sup> 2010.* Please fax completed surveys directly to Susan Levi & Associates at (818) 780-9104. You may also mail the completed survey using the self-addressed envelope enclosed. Please call my office if you have any questions regarding the survey or the creation of the proposed Pacoima PBID.

Sincerely,



Susan Levi

**Survey of the Pacoima Property Owners**  
**Pursuant to the Investigation of the Formation of a Property Business Improvement District**

CUESTIONARIO DE DUEÑOS DE PROPIEDADES COMERCIALES.

Si necesita un cuestionario en español, favor de hablar con Karina o Diana al número (818) 780-9100.

***Please respond by fax or mail by February 19<sup>th</sup> 2010***

*INDIVIDUAL RESPONSES TO THIS SURVEY WILL BE KEPT STRICTLY CONFIDENTIAL*

GENERAL QUESTIONS

1. How long have you owned your property in Pacoima?
  - a. Less than 2 years
  - b. 3 - 9 years
  - c. 10 - 24 years
  - d. 25 - 49 years
  - e. 50 or more years
2. Do you believe that the condition of the area has improved over the past 10 years?
  - a. Yes
  - b. No
  - c. No Opinion
3. What is your property ownership status?
  - a. Sole Proprietorship
  - b. Family owned (regardless of legal status)
  - c. Limited or general partnership
  - d. Limited Liability Company
  - e. Corporation
  - f. Non-profit Corporation
  - g. Prefer not to disclose
4. Do you believe that this business district has a perceived or real image problem?
  - a. Perceived
  - b. Real
  - c. Both
  - d. Don't Know

PUBLIC SAFETY CONDITIONS

5. In terms of security and public safety, do you feel that the district is:
  - a. Safe
  - b. Unsafe
  - c. Safe, but perceived as unsafe
6. Do you believe the district has a homeless or transient problem?
  - a. Yes
  - b. No
  - c. No opinion
7. If yes, do you believe this homeless problem has gotten worse over the last three years?
  - a. Yes
  - b. No
  - c. No opinion
8. Do you believe that the district has a problem with gangs?
  - a. Yes
  - b. No
  - c. No opinion
9. Would you support *property owner funded* enhanced security services for the district over and above the current services of the LAPD?
  - a. Yes
  - b. No
  - c. No opinion

ECONOMIC CONDITIONS

10. What is the approximate vacancy rate of your property?
  - a. No vacancies
  - b. Less than 10%
  - c. Between 11-20%
  - d. Between 21-39%
  - e. More than 40%
  - f. Owner Occupied
11. The amount of rent you have been able to charge over the past four years has...?
  - a. Increased
  - b. Decreased
  - c. Stayed the same

## BEAUTIFICATION AND MAINTENANCE

- |     |                                                                                                                                                                             |    |            |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------|
| 12. | Would you support the initiation of <i>property owner funded</i> daily sidewalk and gutter sweeping services?                                                               |    |            |
| a.  | Yes                                                                                                                                                                         | b. | No         |
|     |                                                                                                                                                                             | c. | No Opinion |
| 13. | Would you support <i>property owner funded</i> planting, trimming and maintenance of trees and shrubs throughout the business district to unify and beautify the community? |    |            |
| a.  | Yes                                                                                                                                                                         | b. | No         |
|     |                                                                                                                                                                             | c. | No Opinion |
| 14. | Would you support <i>property owner funded</i> planning and economic development related services to give input to proposed zoning changes that would impact this district? |    |            |
| a.  | Yes                                                                                                                                                                         | b. | No         |
|     |                                                                                                                                                                             | c. | No Opinion |
| 15. | Would you support <i>property owner funded</i> marketing and promotions campaigns to bring new business and attract new tenants to the district?                            |    |            |
| a.  | Yes                                                                                                                                                                         | b. | No         |
|     |                                                                                                                                                                             | c. | No Opinion |
| 16. | Would you support <i>property owner funded</i> special events to improve the identity of the district as well as bring positive attention to the district?                  |    |            |
| a.  | Yes                                                                                                                                                                         | b. | No         |
|     |                                                                                                                                                                             | c. | No Opinion |
| 17. | Would you be interested in serving on the PACOIMA PBID Steering Committee as we develop the plan over the next few months?                                                  |    |            |
| a.  | Yes                                                                                                                                                                         | b. | No         |
|     |                                                                                                                                                                             | c. | No Opinion |

*Please fill out the following information:*

Property Owner Name: \_\_\_\_\_

Authorized Representative's Name: \_\_\_\_\_

Property Site  
Address(es): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone/Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Thank you for taking the time to fill out this survey.

Please return completed surveys in the enclosed self-addressed envelope or by fax to (818) 780-9104.

***Please respond by February 19<sup>th</sup> 2010***

Susan Levi & Associates, Inc.  
13029-A Victory Boulevard, #319  
Valley Glen, CA 91606  
(818) 780-9100 phone  
(818) 780-9104 fax  
e-mail: [susan@labids.org](mailto:susan@labids.org)

Febrero 24, 2010

Querido/a Dueño/a de Propiedad Commercial en Pacoima:

Re: *La creación de el Distrito de Mejoramiento de Negocios de Pacoima para administrar Servicios Bonificadores. Si necesita una traduccion de la carta en español, favor de hablar con Karina o Diana al número (818) 780-9100.*

Recientemente, el Consejal Alarcón y la Agencia de Reurbanización Comunitaria (CRA) han estado desarrollando planes para mejorar Van Nuys Blvd. y San Fernando Rd. en Pacoima. Un compromiso financiero estimado en uno y medio millones de dólares (\$1,500,000) se ha implementado para los mejoramientos del paisaje urbano de esta area. Como resultado, la oportunidad de crear un *Distrito de Mejoramiento de Negocios (BID)* ha emergido como una solución potencialmente efectiva y viable. Un *Distrito de Mejoramiento de Negocios (BID)* da a los propietarios fuentes para fondos necesarios para desarrollar e impementar su propia estrategia economica. La ciudad de Los Angeles ha contratado nuestros servicios para conducir un estudio de viabilidad en el area de Pacoima y así ayudarlos con el proceso de formación.

Hasta hoy, mas de treinta distritos de mejoramiento han sido establecidos y muchos mas siguen en la etapa de formación. El Valle de San Fernando a visto mas de nueve BIDs establecidos que han impementado una variedad de programas exitosos.

Un nuevo *Distrito de Mejoramiento de Negocios* en Pacoima fundará y administrará sevicios especiales en la vía publica por encima de los mejoramientos que actualmente provee la ciudad de Los Angeles. Tal beneficios especiales pueden incluir un sistema de seguridad, mantenimiento, desarrollo economico, embellecimineto, al igual que comercialización y promoción de Pacoima para atraer negocio y consumidores.

El propuesto distrito de beneficios especiales sera fundado a través de un impuesto adicional de cada parcela dentro del area de Pacoima, a lo largo de San Fernando Rd. entre Paxton y Pierce, y en Van Nuys Blvd. desde Kwen a San Fernando Rd. El comité directivo del distrito de Pacoima, que esta abierto a todos los propietarios, trabajaran juntos para determinar los costos exactos que fundarán estos servicios. Todas la propiedades, publicas o privadas, serán incluidas en este nuevo Distrito de Mejoramiento de Negocios (BID).

El proceso de crear un Distrito de Mejoramiento de Negocios (BID) incluye:

- una encuesta para los propietarios, (vean formas adjuntas)
- desarrollo de los limites del distrito y planes de los beneficios que se harán en el distrito.
- adopción de un plan de acción, determinando el area del distrito y los servicios benefactores que se fundarán y el costo de estos servicios.
- una campaña de petición para aprobar el plan de acción.
- una elección por votación por correo de los propietarios para crear el distritó.

Esperamos poder identificar las soluciones que servirán para fortalecer la vitalidad economica de los negocios en esta area de Pacoima. Pedimos que tomen un momento para llenar la encuesta incluida en esta carta y que la manden por fax o correo lo mas pronto posible. Por favor de mandar encuesta directo a Susan Levi & Associates al (818) 780-9104. Tambien pueden mandar la encuesta por correo usando el sobre adjunto a esta carta. Por favor de llamar a nuestra oficina si tienen preguntas con respecto a la encuesta o a la creación del propuesto Distrito de Mejoramiento en Pacoima.

Sinceramente,



Susan Levi

**CUESTIONARIO PARA DUEÑOS DE PROPIEDADES COMERCIALES.  
EN CONFORMIDAD CON LA INVESTIGACIÓN PARA FORMAR UN DISTRITO DE MEJORAMIENTO**

***Por favor manden esta encuesta por correo o fax antes de Marzo 12, 2010***

*RESPUESTAS A ESTE CUESTIONARIO SERÁN CONFIDENCIALES*

**PREGUNTAS GENERALES**

1. Cuanto tiempo han sido dueños de su propiedad en Pacoima?
  - a. Menos de 2 años
  - b. 3 - 9 años
  - c. 10 - 24 años
  - d. 25 - 49 años
  - e. mas de 50 años
2. Usted cree que la condición de esta area ha mejorado en los ultimos 10 años?
  - a. Sí
  - b. No
  - c. Sí Opinión
3. Cual es el estado de posesión de su propiedad?
  - a. Dueño Exclusivo
  - b. Dueños en Familia
  - c. Asociación limitada o general
  - d. Compania con responsabilidad limitada
  - e. Corporación
  - f. Corporación No Lucrativa
  - g. Prefiere no divulgar
4. Usted cree que esta area comerciante tiene un problema de imagen real o percibida?
  - a. Percibida
  - b. Real
  - c. Ambos
  - d. No sé

**CONDICIONES DE SEGURIDAD PUBLICA**

5. En termino de seguridad, siente usted que esta area es segura:
  - a. Segura
  - b. Insegura
  - c. Segura, pero percibida como insegura
6. Cree usted que esta area tiene problema con las personas sin hogar?
  - a. Sí
  - b. No
  - c. Sí Opinión
7. Si el caso es que sí, cree usted que este problema ha mejorado o empeorado?
  - a. Sí
  - b. No
  - c. Sí Opinión
8. Cree usted que esta area tiene problemas de pandillas?
  - a. Sí
  - b. No
  - c. Sí Opinión
9. Cree usted que apoyaría servicios de seguridad *financiado por propietarios* para esta area por encima de los servicios que provee el Departamento de Policía de Los Angeles?
  - a. Sí
  - b. No
  - c. Sí Opinión

**CONDICIONES ECONOMICAS**

10. Aproximadamente cual es la proporción de vacancias en su propiedad?
  - a. No hay vacancias
  - b. Menos de 10%
  - c. Entre 11-20%
  - d. Entre 21-39%
  - e. Más de 40%
  - f. Propiedad ocupada por dueño
11. La cantidad de renta que ha podido cobrar en los ultimos cuatro años?
  - a. Aumentado
  - b. Disminuido
  - c. Sigue igual

## EMBELLECIMIENTO Y MANTENIMIENTO

- |     |                                                                                                                                                                                         |    |             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------|
| 12. | Apoyaría usted el inicio de servicios barredores y lavado a presión de agua de la vía pública <i>financiado por los propietarios</i> del área?                                          |    |             |
| a.  | Sí                                                                                                                                                                                      | b. | No          |
|     |                                                                                                                                                                                         | c. | Sin Opinión |
| 13. | Apoyaría usted la plantación, recorte, y mantenimiento de árboles y arbustos en el distrito, <i>financiado por los propietarios</i> , para ayudar a embellecer y unificar la comunidad? |    |             |
| a.  | Sí                                                                                                                                                                                      | b. | No          |
|     |                                                                                                                                                                                         | c. | Sin Opinión |
| 14. | Apoyaría usted servicios <i>financiados por los propietarios</i> para planificar y desarrollar decisiones en la propuesta de cambios de zonificación que impactarán el distrito?        |    |             |
| a.  | Sí                                                                                                                                                                                      | b. | No          |
|     |                                                                                                                                                                                         | c. | Sin Opinión |
| 15. | Apoyaría usted una campaña de comercialización y promoción <i>financiada por los propietarios</i> para traer más negocio y atraer nuevos negocios al distrito?                          |    |             |
| a.  | Sí                                                                                                                                                                                      | b. | No          |
|     |                                                                                                                                                                                         | c. | Sin Opinión |
| 16. | Apoyaría usted eventos especiales <i>financiados por los propietarios</i> para mejorar la identidad del distrito al igual de traer atención más positiva?                               |    |             |
| a.  | Sí                                                                                                                                                                                      | b. | No          |
|     |                                                                                                                                                                                         | c. | Sin Opinión |
| 17. | Estaría usted interesado/a en servir en el Comité Directivo para el Distrito de Pacoima y tomar parte en desarrollar los planes de mejoramiento para los próximos meses?                |    |             |
| a.  | Sí                                                                                                                                                                                      | b. | No          |
|     |                                                                                                                                                                                         | c. | Sin Opinión |

*Favor de llenar la información:*

Nombre de Propietario: \_\_\_\_\_

Nombre de representante autorizado: \_\_\_\_\_

Domicilio de propiedad: \_\_\_\_\_

Domicilio de Correo:

Ciudad/Estado/Codigo Postal:

Telefono/Fax:

Correo  
Electronico:

Gracias por tomar el tiempo de llenar esta encuesta.  
Manden sus encuestas en el sobre incluido por correo or por fax al (818) 780-9104.

*Porfavor responda antes de Marzo 12, 2010*

Susan Levi & Associates, Inc.  
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## **APPENDIX C**

Pacoima Business Improvement District  
Proponent Group Meeting  
September 27, 2010, 10:00 am  
PDFCU Main Branch  
13168 Van Nuys Boulevard

AGENDA

- I. Introductions
- II. History of Pacoima BID formation – CRA/LA & City Clerk
- III. What is a BID?
- IV. Survey Results
  - a. 237 parcels owned by 153 property owners
  - b. 23 surveys returned representing 33 parcels
  - c. 11 supportive, 6 opposed and 6 no opinion
  - d. Top 3 services – Safety, Maintenance and Beautification
- V. Assessment Methodology
  - a. Total Lot Size – 2,198,800.41
  - b. Total Building Sq. ft. – 803,810
  - c. Total Linear Frontage – 13,812.66
- VI. Boundaries
- VII. Next Steps
- VIII. Adjourn



Pacoima Business Improvement District  
Proponent Group Meeting  
September 27, 2010, 10:00 am  
PDFCU Main Branch  
13168 Van Nuys Boulevard

MINUTES

In attendance: Manuel Palacios, Vanessa Delgado, Cesar De La Cruz, Gerald Gubatan, Oscar Novelo, Paul Makowski, Dan Rosales, Lauren Ahkiam, Al Avila, Susan Levi, Karina Ceja

- I. Introductions-
- II. History of Pacoima BID formation – CRA/LA & City Clerk- Levi asked Makowski to talk a little bit about the history of the Pacoima BID. Makowski explained that around 2004 there was an interest in forming a BID in Pacoima. They went out to BID and hired a consultant who was also forming another BID in Panorama City. The consultant ended up focusing more on Panorama City than on Pacoima. From 2004-2007 there are no records of any work done in Pacoima. Levi asked if there was any outreach done. Makowski replied that the consultant said they had outreached to the community, however they did not have any documentation to substantiate it. Delgado commented that there was no outreach at all. Rosales agreed with Delgado.
- III. What is a BID? Levi explained that a Business Improvement District is a targeted commercial area where property owners are self-assessed, not taxed, to help improve the area within the BID boundaries. The property owners guide the consultant on what they want to improve in their community. The consultant, along with the property owners, create the boundaries, services and assessment methodologies. Property owners pay the assessment via their property tax bills to the County Assessor. The Assessor gives the money to the City Clerk who then gives it to the BID as a non-profit management organization. Together they also create a Management District Plan, which will state where and how monies will be spent in the BID.
- IV. Survey Results
  - a. 237 parcels owned by 153 property owners
  - b. 23 surveys returned representing 33 parcels
  - c. 11 supportive, 6 opposed and 6 no opinion
  - d. Top 3 services – Safety, Maintenance and Beautification
- V. Assessment Methodology
  - a. Total Lot Size – 2,198,800.41
  - b. Total Building Sq. ft. – 803,810

c. Total Linear Frontage – 13,812.66

VI. Boundaries- Levi informed the group that originally Pierce was not a part of the boundaries but Ackley Padilla suggested they look into it to try and include the MEND building into the BID. Moreover, Levi stated that on her way to the meeting she realized that the BID area is really large and suggested that it be reduced. Delgado commented that she would prefer a smaller district and after showing our success it can expand to a larger area. Levi stated that she doesn't understand why Sutter St. would be included in the BID since its all an industrial zone and we should stick to commercial properties. Levi added that a good boundary would be starting at Laurel Cyn. (east corners) until Pala Ave. then Pierce St. to Paxton St then Paxton to Bradley Ave, which will include Plaza Pacoima. Avila reminded everyone that they want to include the Railroad right-of-way. Rosales informed the committee that the previous improvements made to Van Nuys fell short from San Fernando Rd. to Glenoaks Ave. He suggested a good idea was to extend the median. The improvements made were from the I-5 to San Fernando Rd. the median was placed between Telfair and Haddon. There were bus shelters installed, changing façade and street sweeping. Levi informed the committee that the CRA has already committed to offering 1.5 million for improvements as long as the BID is formed to maintain them. Levi asked the group to give some thought to methodology, services and budget prior to the next meeting so we can move forward. Delgado clarified that Plaza Pacoima has 3 parcels and 2 owners. Levi will email the Board the current database for them to help identify any other stakeholders that might be interested in coming to the meetings and giving some input.

VII. Next Steps- The board set meetings for the last Tuesday of the month at 10am. The next meeting will be held at Costco Conference room.

VIII. Adjourn- Meeting adjourned at 11:27 am

## September 27, 2010

## SIGN-IN SHEET

[illegible]

Pacoima Business Improvement District  
Proponent Group Meeting  
February 8, 2011  
MEND  
10641 N. San Fernando Road

AGENDA

- I. Introductions
- II. Survey Results
  - a. 237 parcels owned by 153 property owners
  - b. 23 surveys returned representing 33 parcels
  - c. 11 supportive, 6 opposed and 6 no opinion
  - d. Top 3 services – Safety, Maintenance and Beautification
- III. Assessment Methodology
  - a. Total Lot Size – 2,198,800.41
  - b. Total Building Sq. ft. – 803,810
  - c. Total Linear Frontage – 13,812.66
  - d. Assessment Methodology Components/Budget **Action Item**
- VI. Services **Action Item**
- VII. Next Steps
- VIII. Adjourn

Pacoima Business Improvement District  
Proponent Group Meeting  
February 8, 2011 9:00 am  
MEND  
10641 San Fernando Rd. 55

In attendance: Vanessa Delgado, Cesar De La Cruz, Antonio Pizano, Veronica Padilla, Paul Makowski, Lauren Ahkiam, Al Avila, Oscar Novelo, Susan Levi, Karina Ceja

- I. Introductions
- II. Survey Results- Levi explained that she left the survey results on the Agenda for reference.
- III. Assessment Methodology- Levi reported that the Board needs to decide what assessment methodology they will use in the BID. This can be lot size, building square footage or linear frontage or any combination thereof. Levi will put together a budget with the services the Board wants and then she can reduce services depending on what they are willing to be assessed. **Motion to asses lot size and linear frontage for the Pacoima BID by De La Cruz/Delgado unanimous.**
- VI. Services- Levi explained that the BID can implement different services including safety, maintenance, and beautification. Ed Rose shared with Levi that a maintenance district is highly needed. Pizano stated that the area is relatively safe but it is not perceived as so. Levi explained that in the Panorama City BID they have a small bike patrol to address the perception and are effective in the visual aspect. De La Cruz suggested that the BID be formed on the tangible services to be provided. He is concerned about the same situation occurring as in Panorama City. Levi agreed that they will focus the priority on clean and safe while still informing the stakeholders of the CRA's commitment to streetscape improvements. Levi addressed some of the things Pacoima can do which include: benches at bus stops, tree planting, daily sidewalk sweeping, pressure washing, graffiti removal, and/or median maintenance. Some of these can be covered through city grants and Levi added that the visual improvements are most immediate and impactful. Pizano suggested installing new trash cans. Levi stated that business owners can get trash cans through a city program called „Adopt-a-Basket“ and the BID can maintain them. Delgado asked if Levi can include all these services line-by-line in the budget proposal. Levi suggested that they start implementing some maintenance in the area to show that they are doing something even before the BID goes out to petition. Levi presented the idea of Safety Patrol for the BID. This would mean 2-4 bike patrols from 11-7pm working with LAPD and crime stats. Ahkiam proposed that they focus on beautifucation including paved sidewalks, restriping, pedestrian lighting,

improved crosswalks and shared roads. Levi suggested that those items be part of the CRA's streetscape plan as they are quite expensive. De La Cruz asked if there was a lot of crime in the area. Delgado suggested we look into crime data in the area before they decide on the safety component. Levi will create a budget that includes the wish list and then adjust to what people can afford. Padilla asked about the timeline of the whole process. Levi replied that this all depends on how quickly we can generate support. Levi also stated that due to the economy this isn't the best time to try to form a BID but feels a clean and safe program will be well received. Levi suggested that if they do not see the support they need from different areas of the proposed BID, it would be best if we exclude those properties and try to include them later. This will ensure the passing of the BID. Padilla stated that because Plaza Pacoima is so large the BID still has hope. Makowski clarified that no one property can have more than 40% of the vote.

VII. Next Steps

VIII. Adjourn at 10:25am.

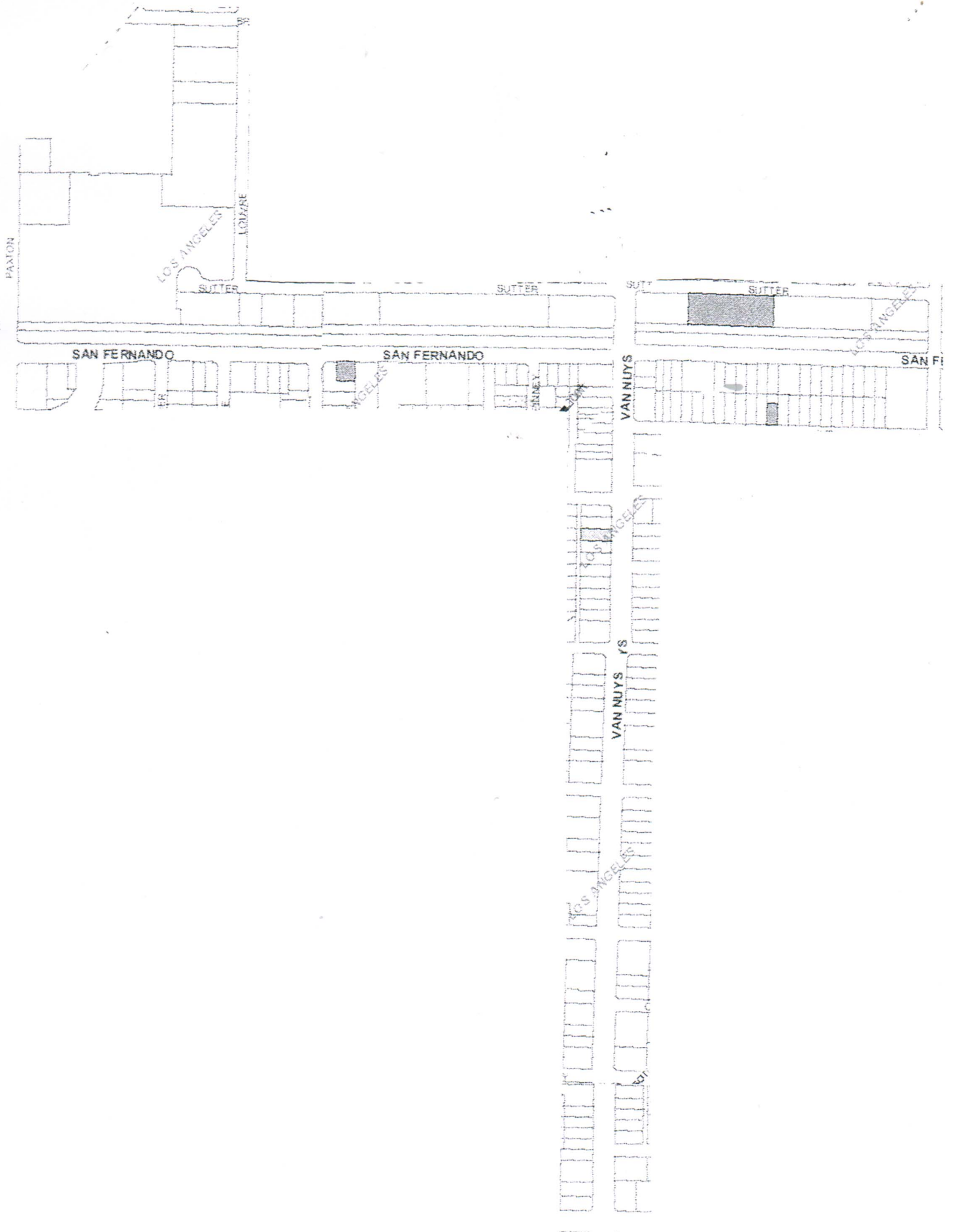
## February 8, 2011

# SIGN-IN SHEET

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## **APPENDIX D**





## **APPENDIX E**

APN	LEGAL OWNER	SITE ADDRESS	L	MAILING ADDRESS	MAIL C,S, Z	ZONING	LOT SIZE	FRONTAGE
2620-002-010	10701 PACDA LLC	10701 SAN FERNANDO RD	LOS ANGELES CA 91331	209 W ALAMEDA	BURBANK, CA 91502	CM-1-O	7125	50
2619-017-011	13303 VAN NUYS BLVD PARTNERS	13303 VAN NUYS BLVD	LOS ANGELES CA 91331	1545 E. CEDAR ST	ONTARIO, CA 91761	[Q]C2-1VL-O-CDO	5894	35
2618-023-022	13611 13619 VAN NUYS BLVD LLC	13613 VAN NUYS BLVD	LOS ANGELES CA 91331	8960 LURLINE AVE	CHATSWORTH, CA 91311	[Q]C2-1VL-O-CDO	18540	140
2619-002-026	ACOSTA, GUADALUPE S TRUST GUADALUPE S A	11033 SAN FERNANDO RD	LOS ANGELES CA 91331	PO BOX 1291	WILDOMAR, CA. 92595	CM-1-O	19710	175.35
2619-025-003	AGUIRRE, JOSE N	13449 VAN NUYS BLVD	LOS ANGELES CA 91331	10448 COLUMBUS AVE	MISSION HILLS, CA 91345	[Q]C2-1VL-O-CDO	9,049	60
2619-016-076	ALESNA, EVA TRUST	10839 SAN FERNANDO RD	LOS ANGELES CA 91331	480 CHATSWORTH DR., #2	SAN FERNANDO CA 91340	[Q]C2-1-O-CDO	5062	47.7
2620-002-002	ALEXANDROFF, VICTOR AND JACLINE		LOS ANGELES CA 91331	3810 PASEO PRIMARIO	CALABASAS CA 91302	CM-1-O	5138.55	36.06
2620-002-003	ALEXANDROFF, VICTOR AND JACLINE	10751 SAN FERNANDO RD	LOS ANGELES CA 91331	3810 PASEO PRIMARIO	CALABASAS CA 91302	CM-1-O	5138.55	36.06
2620-002-030	ALEXANDROFF, VICTOR AND JACLINE	10763 SAN FERNANDO RD	LOS ANGELES CA 91331	PO BOX 8787	CALABASAS CA 91302	[Q]C2-1VL-O-CDO	7414	95.7
2620-003-023	ALEXANDROFF, VICTOR AND JACLINE	13312 VAN NUYS BLVD	LOS ANGELES CA 91331	PO BOX 8787	CALABASAS, CA 91372	[Q]C2-1VL-O-CDO	24,486	150
2618-023-002	ALMAS, GARY F AND JOYCE TRS ALMAS FAMILY	13643 VAN NUYS BLVD	LOS ANGELES CA 91331	8055 FLORENCE AVE.	DOWNEY, CA 90240	[Q]C2-1VL-O-CDO	6750	50
2620-015-027	ANGUIANO, SALVADOR AND ANGUIANO, JORGE	10523 ONEIDA AVE	LOS ANGELES CA 91331	11846 NEENACH ST	SUN VALLEY, CA 91352	[Q]C2-1VL-O-CDO	8887.5	55.6
2619-018-021	ARROYO, JOEL AND MARIA L	13343 VAN NUYS BLVD	LOS ANGELES CA 91331	16060 VENTURA BLVD.	ENCINO, CA 91436	[Q]C2-1VL-O-CDO	7,700	55
2619-018-015	BENBAROUKH LLC	13421 VAN NUYS BLVD	LOS ANGELES CA 91331	319 SOUTH ROBERTSON BLVD	BEVERLY HILLS,CA 90211	[Q]C2-1VL-O-CDO	7,000	50
2619-018-024	BENBAROUKH LLC	13417 VAN NUYS BLVD	LOS ANGELES CA 91331	319 SOUTH ROBERTSON BLVD	BEVERLY HILLS,CA 90211	[Q]C2-1VL-O-CDO	7,000	50
2619-018-025	BENBAROUKH LLC - ELIAS SHOKRIAN	13425 VAN NUYS BLVD	LOS ANGELES CA 91331	319 SOUTH ROBERTSON BLVD	BEVERLY HILLS,CA 90211	[Q]C2-1VL-O-CDO	13,914	45.7
2620-011-004	BP PATRICK PROPERTIES LLC ETL	13476 VAN NUYS BLVD	LOS ANGELES CA 91331	10511 EASTBORNE AVE.	LOS ANGELES, CA 90024	[Q]C2-1VL-O-CDO	16500	110
2619-017-009	BRAVO, FLORA C	13291 VAN NUYS BLVD	LOS ANGELES CA 91331	13293 VAN NUYS BLVD.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7578	45
2620-002-006	CRUZ, LUCAS G	10727 SAN FERNANDO RD	LOS ANGELES CA 91331	9579 O'MELVENY AVE.	ARLETA, CA 91331	CM-1-O	7125	50
2619-003-003	CUEVAS, JUAN M AND JOSEFINA	11015 SAN FERNANDO RD	LOS ANGELES CA 91331	11017 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	8104	112.7
2619-026-027	DC AND ASSOCIATES INC	13535 VAN NUYS BLVD	LOS ANGELES CA 91331	29 PORTOLA RD	MISSION HILLS, CA 91345	[Q]C2-1VL-O-CDO	35250	90
2620-001-009	DERKALESSANIN, VARTAN AND ODAT	10651 SAN FERNANDO RD	LOS ANGELES CA 91331	1420 N FAIRVIEW ST	BURBANK, CA 91505	CM-1-O	7125	50
2619-002-032	ELIAS, CARLOS AND LETY AND ELIAS, ANTHON	11057 SAN FERNANDO RD	LOS ANGELES CA 91331	760 CALLE SEQUOIA	THOUSANDS OAKSA, CA. 91360	CM-1-O	16120	181.77
2619-001-029	ESPINOSA, GILBERT	11103 SAN FERNANDO RD	LOS ANGELES CA 91331	11103 SAN FERNANDO RD	LOS ANGELES CA 91331	[Q]C2-1VL-O	17110.02	96.9
2619-001-032	ESPINOSA, GILBERT		LOS ANGELES CA 91331	11103 SAN FERNANDO RD	LOS ANGELES, CA 91331	[Q]C2-1VL-O	4430	37.93
2646-007-021	FARFAN, NELSON AND BLANCA	13632 VAN NUYS BLVD	LOS ANGELES CA 91331	29381 VILLA MILAGRO	VALENCIA, CA 91354	[Q]C2-1VL-O-CDO	8887.5	55.61
2620-002-004	FIERRO, DANIEL P AND IRENE P TRUST FIERRO	10743 SAN FERNANDO RD	LOS ANGELES CA 91331	30925 AGUA DULCE CYN RD	AGUA DULCE, CA 91310	CM-1-O	7125	50
2620-002-005	FIERRO, DANIEL P AND IRENE P TRUST FIERRO	10741 SAN FERNANDO RD	LOS ANGELES CA 91331	30925 AGUA DULCE CYN RD	AGUA DULCE, CA 91310	CM-1-O	21375	150
2620-015-003	GEDANG, WILFRIDO AND DELIA TRS GEDANG T	13564 VAN NUYS BLVD	LOS ANGELES CA 91331	2043 COLEMAN CT	SIMI VALLEY, CA 93663	[Q]C2-1VL-O-CDO	7500	50
2646-005-003	GONZALEZ, ERIKA	13668 VAN NUYS BLVD	LOS ANGELES CA 91331	13254 HERRICK AVE.	SYLMAR, CA 91342	[Q]C2-1VL-O-CDO	6500	50
2620-014-024	GONZALEZ, MANUEL AND SHEILA	13500 VAN NUYS BLVD	LOS ANGELES CA 91331	5826 SHIRLEY AVE.	TARZANA, CA 91356	[Q]C2-1VL-O-CDO	8914	55.7
2620-007-002	GONZALEZ, VLADIMIR AND MUNOZ, PATRICIA	13408 VAN NUYS BLVD	LOS ANGELES CA 91331	14405 JUDD ST.	ARLETA, CA 91331	[Q]C2-1VL-O-CDO	8,162	50
2619-025-800	GTE CALIF INC	13461 VAN NUYS BLVD	LOS ANGELES CA 91331	13461 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9,049	60
2646-004-001	GUZMAN, FREDERICO AND ELEANOR GUZMAN F	13702 VAN NUYS BLVD	LOS ANGELES CA 91331	2839 S. BARRINGTON	LOS ANGELES, CA 90064	[Q]C2-1VL-O-CDO	16500	110
2620-002-035	GUZMAN, JOSE AND NATALIA E	10725 SAN FERNANDO RD	LOS ANGELES CA 91331	13244 BRADLEY AVE	SYLMAR, CA 91342	CM-1-O	6875	50
2620-011-003	HERNANDEZ, ALBERT J	13472 VAN NUYS BLVD	LOS ANGELES CA 91331	13472 VAN NUYS BLVD.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7500	50
2618-024-004	HERRERA, FRANCISCO J	13679 VAN NUYS BLVD	LOS ANGELES CA 91331	16810 LOST CANYON RD.	CANYON COUNTRY, CA 91387	[Q]C2-1VL-O-CDO	6750	50
2619-018-020	HERTZ, ERNIE	13349 VAN NUYS BLVD	LOS ANGELES CA 91331	1309 MALAGA CIR	PALM SPRINGS, CA 92264	[Q]C2-1VL-O-CDO	7,700	55
2619-003-023	HIGH LIFT EQUIPMENT CORPORATION	11003 SAN FERNANDO RD	LOS ANGELES CA 91331	2816 BLANCHARD RD	SANTA ROSA VALLEY, CA. 93012	CM-1-O	3586.5	74.92
2619-017-010	HUAMAN, JUAN M AND MARIA C	13301 VAN NUYS BLVD	LOS ANGELES CA 91331	9745 SUNLAND BLVD	SUNLAND, CA 91040	[Q]C2-1VL-O-CDO	9262	55
2619-018-023	JIMENEZ, JOSE A AND MARIA T TRS JOSE AND	13333 VAN NUYS BLVD	LOS ANGELES CA 91331	12526 BERNADETTE ST	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7560.8	50.32
2620-001-006	JP AND E DEVELOPMENT C/O JAVIER MARTINEZ	10667 SAN FERNANDO RD	LOS ANGELES CA 91331	10667 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	7125	50
2620-001-007	JP AND E DEVELOPMENT C/O JAVIER MARTINEZ	10661 SAN FERNANDO RD	LOS ANGELES CA 91331	10667 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	7125	50
2620-001-008	JP AND E DEVELOPMENT C/O JAVIER MARTINEZ		LOS ANGELES CA 91331	10667 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	7125	50
2620-015-004	KAHNVERDI, KAMBIZ AND MASSABAND, MAHNAZ AND MASSABAND, BEHROOZ AI	13570 VAN NUYS BLVD	LOS ANGELES CA 91331	13570 VAN NUYS BLVD.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7500	50
2620-015-028	KAHNVERDI, KAMBIZ AND MASSABAND, MAHNAZ	13570 VAN NUYS BLVD	LOS ANGELES CA 91331	13570 VAN NUYS BLVD.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	8366.7	54.04
2620-010-023	KAMAR, BASSILY A AND APRIL C	13436 VAN NUYS BLVD	LOS ANGELES CA 91331	POX BOX 225	LA CANADA, CA 91012	[Q]C2-1VL-O-CDO	7500	50
2620-010-027	KAMAR, BASSILY A AND APRIL C	13432 VAN NUYS BLVD	LOS ANGELES CA 91331	PO BOX 225	LA CANADA, CA 91012	[Q]C2-1VL-O-CDO	8914	55.7
2646-006-025	KIM,JOOI	13630 VAN NUYS BLVD	LOS ANGELES CA 91331	3255 WILSHIRE BLVD STE 636	LOS ANGELES, CA 90010	[Q]C2-1VL-O-CDO	23914	155.7
2618-023-901	LA CITY		LOS ANGELES CA 91331	N/A	N/A	[Q]C2-1VL-O-CDO	1200	95
2620-014-901	LA CITY	13512 VAN NUYS BLVD	LOS ANGELES CA 91331	111 E FIRST ST #201	LOS ANGELES, CA 90012	[Q]C2-1VL-O-CDO	7500	50
2620-014-902	LA CITY	13514 VAN NUYS BLVD	LOS ANGELES CA 91331	111 E FIRST ST #201	LOS ANGELES, CA 90012	[Q]C2-1VL-O-CDO	7500	50
2620-014-903	LA CITY	13522 VAN NUYS BLVD	LOS ANGELES CA 91331	111 E FIRST ST #201	LOS ANGELES, CA 90012	[Q]C2-1VL-O-CDO	9000	60
2620-014-900	LA CITY		LOS ANGELES CA 91331	111 E FIRST ST #201	LOS ANGELES, CA 90012	[Q]C2-1VL-O-CDO	7500	50
2619-025-900	LA CITY DEPARTMENT OF WATER AND POWER	NO ADDRESS AVAILABLE	LOS ANGELES CA 91331	PO BOX 51111	LOS ANGELES, CA 90051	[Q]C2-1VL-O-CDO	15,108	100.17
2620-003-900	LA COUNTY	13300 VAN NUYS BLVD	LOS ANGELES CA 91331	500 W TEMPLE ST #754	LOS ANGELES, CA 90012	[Q]C2-1VL-O-CDO	24,633	95
2619-018-016	LARA, JOSE M	13411 VAN NUYS BLVD	LOS ANGELES CA 91331	6545 San Miguel St.	PARAMOUNT, CA 90723	[Q]C2-1VL-O-CDO	7000	50
2646-005-006	LAUREL REAL INVESTMENTS	13684 VAN NUYS BLVD	LOS ANGELES CA 91331	PO BOX 330128	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7800	60
2620-001-001	LEE, JON B AND HELEN F TRUST LEE FAMILY TR	10691 SAN FERNANDO RD	LOS ANGELES CA 91331	31282 TRIGO TRL.	TRABUCO CANYON, CA 92679	CM-1-O	14250	100
2620-015-002	LOPER, CAROLE M TRUST HELEN A RODGER TR	13556 VAN NUYS BLVD	LOS ANGELES CA 91331	10508 HASKELL AVE	GRANADA HILLS, CA 91344	[Q]C2-1VL-O-CDO	7500	50
2619-018-022	LOPEZ, JAIME G AND LUCILA C TRS J G AND L C	13337 VAN NUYS BLVD	LOS ANGELES CA 91331	10114 GLADBECK AVE.	NORTHridge, CA 91324	[Q]C2-1VL-O-CDO	7,700	55
2620-001-002	LOPEZ, MIGUEL	10685 SAN FERNANDO RD	LOS ANGELES CA 91331	10681 SAN FERNANDO RD.	PACOIMA, CA 91331	CM-1-O	7125	50
2620-001-003	LOPEZ, MIGUEL	10681 SAN FERNANDO RD	LOS ANGELES CA 91331	10681 SAN FERNANDO RD.	PACOIMA, CA 91331	CM-1-O	7125	50
2535-002-012	Lowes HIW Inc.						467834.4	510.56
2620-001-023	LUNA, EDUARDO AND EUGENIA	10677 SAN FERNANDO RD	LOS ANGELES CA 91331	10671 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	6925	50
2620-001-024	LUNA, EDUARDO AND EUGENIA	10671 SAN FERNANDO RD	LOS ANGELES CA 91331	10671 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	6925	50
2646-005-004	MALMROSE,NANCE J	13672 VAN NUYS BLVD	LOS ANGELES CA 91331	1054 VOLANTE DR.	ARCADIA, CA 91007	[Q]C2-1VL-O-CDO	6500	50
2619-026-012	MATINVAR, NAVID TR OMID MATINVAR TRUST	13525 VAN NUYS BLVD	LOS ANGELES CA 91331	4689 CERRILLOS	WOODLAND HILLS, CA 91364	[Q]C2-1VL-O-CDO	16500	100
2619-026-011	MEADOW, LINDA J TRUST	13527 VAN NUYS BLVD	LOS ANGELES CA 91331	4155 GREEN MEADOW CT	ENCINO, CA 91316	[Q]C2-1VL-O-CDO	9000	60
2620-001-020	MEND	10641 SAN FERNANDO RD	LOS ANGELES CA 91331	13460 VAN NUYS BLVD	PACOIMA, CA 91331	CM-1-O	27234.6	191.12
2620-011-023	MEND	13460 VAN NUYS BLVD	LOS ANGELES CA 91331	13460 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	16500	110

2619-001-033	MILLER, PAMELA TR M M BATES CHARITABLE TR	11113 SAN FERNANDO RD	LOS ANGELES CA 91331	11113 SAN FERNANDO RD.	LOS ANGELES, CA 91331	[Q]C2-1VL-O	16528	138
2646-007-020	MORA, MELVIN AND JENNY TRUST MORA FAMIL	13618 VAN NUYS BLVD	LOS ANGELES CA 91331	13618 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7500	50
2619-018-026	MULGADO, MARIA E	13405 VAN NUYS BLVD	LOS ANGELES CA 91331	13405 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7,590	55
2620-002-033	MULLER, BRUCE AND TERESA TRS MULLER TRU	13274 VAN NUYS BLVD	LOS ANGELES CA 91331	25430 TIERRA GRANDE DR	CARMEL, CA 93923	[Q]C2-1VL-O-CDO	15,414	150.7
2646-005-024	MUNOZ, ENRIQUE ELVA TRS AND MUNOZ TRS	13660 VAN NUYS BLVD	LOS ANGELES CA 91331	14245 CALAHAN ST.	PANORAMA CITY, CA 91402	[Q]C2-1VL-O-CDO	7800	60
2618-023-021	NEGRET, LUIS H	13627 VAN NUYS BLVD	LOS ANGELES CA 91331	13627 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	8460	60
2619-017-036	NEIGHBORHOOD LEGAL SERVICES OF LOS ANG	13313 VAN NUYS BLVD	LOS ANGELES CA 91331	13327 VAN NUYS BLVD.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	25,361.04	150.6
2619-017-003	MARY WILLIAMS AND MELVIN WILLIAMS TRUST	10829 SAN FERNANDO RD	LOS ANGELES CA 91331	NO ADDRESS AVAILABLE		[Q]C2-1VL-O-CDO	5096	49
2619-017-032	MARY WILLIAMS AND MELVIN WILLIAMS TRUST	10835 SAN FERNANDO RD	LOS ANGELES CA 91331	NO ADDRESS AVAILABLE		[Q]C2-1VL-O-CDO	4138.5	37.85
2619-018-018	AMADOR CUEVAS	13401 VAN NUYS BLVD	LOS ANGELES CA 91331	NO ADDRESS AVAILABLE		[Q]C2-1VL-O-CDO	7,700	55
2619-018-019	AMADOR CUEVAS	13355 VAN NUYS BLVD	LOS ANGELES CA 91331	NO ADDRESS AVAILABLE		[Q]C2-1VL-O-CDO	7,700	55
2618-023-019	ORTMANN, JOYCE		LOS ANGELES CA 91331	8055 FLORENCE AVE.	DOWNEY, CA 90240	[Q]C2-1VL-O-CDO	6750	50
2620-002-024	PALACIOS, MANUEL J AND EMMA E	13272 VAN NUYS BLVD	LOS ANGELES CA 91331	13272 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	5000	50
2535-002-015	PLAZA PACOIMA	13550 Paxton St.	LOS ANGELES CA 91331	228 S BEVERLY DR 2ND FLOOR	BEVERLY HILLS, CA 91212		22787.8	158.8
2535-002-018	PLAZA PACOIMA	13550 Paxton St.	LOS ANGELES CA 91331	228 S BEVERLY DR 2ND FLOOR	BEVERLY HILLS, CA 91212		520542	456.97
2535-002-019	PLAZA PACOIMA	13550 Paxton St.	LOS ANGELES CA 91331	228 S BEVERLY DR 2ND FLOOR	BEVERLY HILLS, CA 91212		150717.6	0
2535-002-020	PLAZA PACOIMA						55955.13	239.35
2646-006-024	POLLIA,MURIEL FOUNDATION	13648 VAN NUYS BLVD	LOS ANGELES CA 91331	6255 W. SUNSET BLVD STE 801	LOS ANGELES, CA 90028	[Q]C2-1VL-O-CDO	16387.5	105.61
2646-005-005	PT WORLDWIDE LLC	13678 VAN NUYS BLVD	LOS ANGELES CA 91331	10884 SANTA MONICA BLVD.	LOS ANGELES, CA 90025	[Q]C2-1VL-O-CDO	6500	50
2620-006-003	RAMIREZ, JAVIER AND MARTHA E	13360 VAN NUYS BLVD	LOS ANGELES CA 91331	13360 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9,419	57.7
2620-006-004	RAMIREZ, JAVIER AND MARTHA E	13368 VAN NUYS BLVD	LOS ANGELES CA 91331	13360 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9,419	57.7
2620-006-025	RAMIREZ, JAVIER AND MARTHA E	13352 VAN NUYS BLVD	LOS ANGELES CA 91331	13360 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	10,273.50	53.305
2646-007-022	RENERIA, VICENTE T AND ANGELITA A AND RE	13606 VAN NUYS BLVD	LOS ANGELES CA 91331	13612 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	23887.5	155.61
2619-015-023	RIVERA, GERARDO G	10935 SAN FERNANDO RD	LOS ANGELES CA 91331	11150 DEHAVEN AVE.	PACOIMA, CA 91331	CM-1-O	13029	53.5
2618-024-007	ROMERO, JAVIER AND BERTHA S TR ROMERO F	13687 VAN NUYS BLVD	LOS ANGELES CA 91331	10249 OMELVENY AVE	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	6750	50
2618-024-022	ROMERO, JAVIER AND BERTHA S TR ROMERO F	13683 VAN NUYS BLVD	LOS ANGELES CA 91331	10249 OMELVENY AVE	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	6750	50
2618-024-019	ROSE BROTHERS ENTERPRISES	13719 VAN NUYS BLVD	LOS ANGELES CA 91331	13711 VAN NUYS BLVD. STE 6	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9750	65
2618-024-020	ROSE BROTHERS ENTERPRISES	13721 VAN NUYS BLVD	LOS ANGELES CA 91331	13711 VAN NUYS BLVD. STE 6	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	15000	100
2618-024-021	ROSE BROTHERS ENTERPRISES	13701 VAN NUYS BLVD	LOS ANGELES CA 91331	13711 VAN NUYS BLVD. STE 6	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7500	50
2618-024-033	ROSE BROTHERS ENTERPRISES	10402 LAUREL CANYON BLVD	LOS ANGELES CA 91331	13711 VAN NUYS BLVD. STE 6	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9725.5	62.94
2620-007-001	ROSE, HENRY AND SARA TRS ROSE FAMILY TRU	13404 VAN NUYS BLVD	LOS ANGELES CA 91331	3939 HILTON HEAD WAY	TARZANA, CA 92356	[Q]C2-1VL-O-CDO	9,794	60
2619-025-004	RUIZ, ANTONIO B AND MARIA G	13451 VAN NUYS BLVD	LOS ANGELES CA 91331	13451 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9,049	60
2619-015-020	SAJAKIAN, SCOTT B.	10923 SAN FERNANDO RD	LOS ANGELES CA 91331	26845 LUGAR DE ORO DR.	SANTA CLARITA, CA 91354	CM-1-O	7820	85
2620-010-026	SALAZAR, JOSE A AND MELENDEZ, ROSALIA	13456 VAN NUYS BLVD	LOS ANGELES CA 91331	10353 AMBOY AVE.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9000	60
2618-023-005	SAN FERNANDO VALLEY COML AND SAV BANK	13657 VAN NUYS BLVD	LOS ANGELES CA 91331	PO BOX 981173	WEST SACRAMENTO, CA 95798	[Q]C2-1VL-O-CDO	13533.75	100.25
2620-007-005	SAN FERNANDO VALLEY FINANCIAL	13420 VAN NUYS BLVD	LOS ANGELES CA 91331	5121 VAN NUYS BLVD 3RD FLOOR	VAN NUYS, CA 91403	[Q]C2-1VL-O-CDO	8,762	50
2620-007-027	SAN FERNANDO VALLEY FINANCIAL		LOS ANGELES CA 91331	5121 VAN NUYS BLVD 3RD FLOOR	VAN NUYS, CA 91403	[Q]C2-1VL-O-CDO	7,994	55.7
2620-007-004	SANCHEZ, JESS TR JESS AND MARIA SANCHEZ	13416 VAN NUYS BLVD	LOS ANGELES CA 91331	13716 JOUETT ST	ARLETA, CA 91331	[Q]C2-1VL-O-CDO	8,488	52
2619-014-008	SANFILMORE LLC	10953 SAN FERNANDO RD	LOS ANGELES CA 91331	17939 CHATSWORTH ST. SUITE 426	GRANADA HILLS, CA 91344	CM-1-O	11789	90.7
2619-014-009	SANFILMORE LLC	10963 SAN FERNANDO RD	LOS ANGELES CA 91331	17939 CHATSWORTH ST. SUITE 426	GRANADA HILLS, CA 91344	CM-1-O	5196.8	37.12
2619-014-010	SANFILMORE LLC	NO SITE ADDRESS	LOS ANGELES CA 91331	17939 CHATSWORTH ST. SUITE 426	GRANADA HILLS, CA 91344	CM-1-O	7700	55
2619-025-002	SARIGIANIDES, ALEXANDRA TR A SARGIANIDE	13441 VAN NUYS BLVD	LOS ANGELES CA 91331	9902 LESTERFORD AVE	DOWNEY, CA 90240	[Q]C2-1VL-O-CDO	7,541	50
2619-025-017	SARIGIANIDES, ALEXANDRA TR A SARGIANIDE	13433 VAN NUYS BLVD	LOS ANGELES CA 91331	1223 WILSHIRE BLVD., #493	SANTA MONICA, CA 90403	[Q]C2-1VL-O-CDO	14,668	93.605
2619-026-006	SCHROEDER, LYNN L TR	13563 VAN NUYS BLVD	LOS ANGELES CA 91331	5071 CALVIN AVE.	TARZANA, CA 91356	[Q]C2-1VL-O-CDO	6250	50
2618-024-003	SHIEK, RUSSELL E TR	13673 VAN NUYS BLVD	LOS ANGELES CA 91331	10335 LAUREL CANYON BLVD.	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	6750	50
2618-024-030	SHIEK, RUSSELL E TR	13657 VAN NUYS BLVD	LOS ANGELES CA 91331	10335 LAUREL CANYON BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	14287.5	100.25
2619-017-031	SILINSKY, HERBERT TR	13281 VAN NUYS BLVD	LOS ANGELES CA 91331	4768 PARK ENCINO LN #307	ENCINO, CA 91436	[Q]C2-1VL-O-CDO	5333.228	31.67
2620-006-005	SINGH, GURMAIL AND SINGH, GURPREET	13374 VAN NUYS BLVD	LOS ANGELES CA 91331	26939 BOULDER CREST DR.	VALENCIA, CA 91382	[Q]C2-1VL-O-CDO	9,419	57.7
2619-015-025	SMART AND FINAL PROPERTIES I LLC	10893 SAN FERNANDO RD	LOS ANGELES CA 91331	600 CITADEL DR	COMMERCE, CA 90040	CM-1-O	51475	225
2619-026-029	SONG AND WILTON PROPERTY LLC	13557 VAN NUYS BLVD	LOS ANGELES CA 91331	2615 N COMMONWEALTH AVE	LOS ANGELES, CA 90027	[Q]C2-1VL-O-CDO	50500	200
2619-017-012	SOUTHPAC TRUST INTERNATIONAL INC TR L K	13309 VAN NUYS BLVD	LOS ANGELES CA 91331	27367 SAND CANYON RD	CANYON COUNTRY, CA. 91387	[Q]C2-1VL-O-CDO	5557.2	33
2619-017-008	TELLO, IUANA	13287 VAN NUYS BLVD	LOS ANGELES CA 91331	11740 RINCON AVE.	SYLMAR, CA 91342	[Q]C2-1VL-O-CDO	8420	50
2619-025-005	TERAN FRANCISCO ET AL TRS	13473 VAN NUYS BLVD	LOS ANGELES CA 91331	13479 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	9049.2	60
2619-025-006	TERAN FRANCISCO ET AL TRS	13477 VAN NUYS BLVD	LOS ANGELES CA 91331	13479 VAN NUYS BLVD	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	7541	50
2619-016-050	TORRES TONY J AND VICTORIA TRUST TORRES	10859 SAN FERNANDO RD	LOS ANGELES CA 91331	PO BOX 330189	PACOIMA, CA 91331	CM-1-O	15918.76	53.24
2619-016-070	TORRES TONY J AND VICTORIA TRUST TORRES	10857 SAN FERNANDO RD	LOS ANGELES CA 91331	10857 SAN FERNANDO RD	PACOIMA, CA 91331	[Q]C2-1-O-CDO	5134.14	51.86
2619-016-071	TORRES TONY J AND VICTORIA TRUST TORRES	10857 SAN FERNANDO RD	LOS ANGELES CA 91331	PO BOX 330189	PACOIMA, CA 91331	CM-1-O	5134.14	51.86
2619-016-049	TORRES TONY JR CO TRUST T AND V TORRES T	10867 SAN FERNANDO RD	LOS ANGELES CA 91331	10857 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	14820	76
2619-014-011	TOVAR INVESTMENTS LLC	10971 SAN FERNANDO RD	LOS ANGELES CA 91331	10971 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	8190	58.5
2620-007-003	TRUJILLO, GLORIA TR GLORIA TRUJILLO TRUST	13412 VAN NUYS BLVD	LOS ANGELES CA 91331	8773 HILLSIDE RD.	RANCHO CUCAMONGA, CA 91701	[Q]C2-1VL-O-CDO	7,836	48
2619-015-022	TRUJILLO, MIKE T TRUST	10915 SAN FERNANDO RD	LOS ANGELES CA 91331	9343 DORRINGTON PL.	ARLETA, CA 91331	CM-1-O	37456	107
2619-026-900	US POSTAL SERVICE	13507 VAN NUYS BLVD	LOS ANGELES CA 91331	475 L ENFANT PLAZA	WASHINGTON D.C., CA 20260	[Q]C2-1VL-O-CDO	42500	100
2618-023-001	VALHALLA, ASSETS INC	13629 VAN NUYS BLVD	LOS ANGELES CA 91331	22144 CLARENDON ST #303	WOODLAND HILLS, CA 91367	[Q]C2-1VL-O-CDO	13500	100
2620-010-024	VILCHIS, MARIO AND GUADALUPE TRS M AND C	13444 VAN NUYS BLVD	LOS ANGELES CA 91331	20141 ZIMMERMAN PL	SANTA CLARITA, CA 91390	[Q]C2-1VL-O-CDO	7500	50
2620-010-025	VILCHIS, MARIO AND GUADALUPE TRS M AND G	VILCHIS TRUST	LOS ANGELES CA 91331	20141 ZIMMERMAN PL	SANTA CLARITA, CA 91390	[Q]C2-1VL-O-CDO	7500	50
2619-014-012	VILLANUEVA AGUEDA TRUST AGUEDA VILLANUE	13472 LOUVRE ST	LOS ANGELES CA 91331	7647 BALACIANO AVE.	WEST HILLS, CA. 91304	CM-1-O	16380	117
2619-016-036	VILLANUEVA AGUEDA TRUST AGUEDA VILLANUE	10875 SAN FERNANDO RD	LOS ANGELES CA 91331	10981 SAN FERNANDO RD	PACOIMA, CA 91331	CM-1-O	39000	200
2646-004-019	WHEELER, NELLFERNE ET AL	13720 VAN NUYS BLVD	LOS ANGELES CA 91331	PO BOX 1378	STUDIO CITY, CA 91614	[Q]C2-1VL-O-CDO	13949	136.05
2619-017-004	WILLIAMS RETAIL CENTER LLC	13273 VAN NUYS BLVD	LOS ANGELES CA 91331	15206 VENTURA BLVD. SUITE 306	SHERMAN OAKS, CA 91403	[Q]C2-1VL-O-CDO	8420	50
2619-017-001	WILLIAMS RETAIL CENTER LLC C/O CARY J LEFT	10801 SAN FERNANDO RD	LOS ANGELES CA 91331	15206 VENTURA BLVD. SUITE 306	SHERMAN OAKS CA 91403	[Q]C2-1VL-O-CDO	13267.7	124.1
2619-017-002	WILLIAMS RETAIL CENTER LLC C/O CARY J LEFT	10823 SAN FERNANDO RD	LOS ANGELES CA 91331	15206 VENTURA BLVD. SUITE 306	SHERMAN OAKS CA 91403	[Q]C2-1VL-O-CDO	5304	51
2619-017-030	WILLIAMS RETAIL CENTER LLC C/O CARY J LEFT	13277 VAN NUYS BLVD	LOS ANGELES CA 91331	15206 VENTURA BLVD. SUITE 306	SHERMAN OAKS, CA 91403	[Q]C2-1VL-O-CDO	8138.772	48.33

2619-017-007	WILLIAMS, MELVIN L	13283 VAN NUYS BLVD	LOS ANGELES CA 91331	15446 VALLEY VISTA BLVD	SHERMAN OAKS, CA 91403	[Q]C2-1VL-O-CDO	3368	20
2619-017-035	WILLIAMS, MELVIN L		LOS ANGELES CA 91331	PO BOX 330070	PACOIMA, CA 91331	[Q]C2-1VL-O-CDO	4160	40
2619-003-022	WILSON, ROBERT AND DOLORES CO TRUST W	11007 SAN FERNANDO RD	LOS ANGELES CA 91331	2816 BLANCHARD RD.	SANTA ROSA VALLEY, CA. 93012	CM-1-O	7897.5	58.5
2620-002-009	YBARRA, CLEM M AND DOLORES B	10707 SAN FERNANDO RD	LOS ANGELES CA 91331	12515 ARISTO PL	GRANADA HILLS, CA 91344	CM-1-O	7125	50
2620-002-036	YBARRA, CLEM M AND DOLORES B	10717 SAN FERNANDO RD	LOS ANGELES CA 91331	12515 ARISTO PL	GRANADA HILLS, CA 91344	CM-1-O	6875	50
2620-002-037	YBARRA, CLEM M AND DOLORES B		LOS ANGELES CA 91331	12515 ARISTO PL	GRANADA HILLS, CA 91344	CM-1-O	6,875	50
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